



1420 Felta Rd,
Healdsburg
Jan. 17, 1990

Dear Sigrid,

I recently heard about the proposed 400' FM radio tower designated for Big Ridge in the Dry Creek Valley. Since you are having to write the report on this project, I wanted to let you know how dismayed Tim and I are at the thought of this. I know many people will be as adamantly opposed to the creation of a radio tower in this beautiful pristine area as we are.

We go out to this area to visit friends and enjoy the solitude and beauty of nature that is no longer so quiet or uncluttered in our own valley. It seems like people keep moving to the country and then soon bring all the "trappings" of the city and soon it is no longer "country."

Personally I feel strongly that the necessity of a radio tower is not great enough to warrant the despoilation of the Big Ridge area.

Thankyou for considering our point of view

Sincerely,

Elizabeth McClure

BZA Resolution No.
January 25, 1990

DRAFT

UP 89-785/Fuller Jeffrey Broadcasting
Planner: Sigrid Swedenborg

RESOLUTION OF THE BOARD OF ZONING ADJUSTMENTS, COUNTY OF
SONOMA, STATE OF CALIFORNIA, ADOPTING A NEGATIVE DECLARATION
AND GRANTING A USE PERMIT TO FULLER JEFFREY BROADCASTING FOR
A 407 FOOT HIGH RADIO TRANSMITTER TOWER.

WHEREAS, the Sonoma County Board of Zoning Adjustments has considered the Use Permit application by Fuller Jeffrey Broadcasting requesting a 407 foot high radio transmitter tower on 39 acres located at 2300 Big Ridge Road, Healdsburg, APN 090-090-25 and 111-130-14, zoned A1 (Primary Agriculture), BS, Table 40, Supervisorial District No. 4, and

WHEREAS, in accordance with the provisions of law, the Sonoma County Board of Zoning Adjustments did conduct a public hearing on January 25, 1990, on said application at which time all interested persons were given an opportunity to be heard thereon, and

WHEREAS, said Board does make the following specific findings relative to this particular application:

1. Based upon the information contained in the Initial Study included in the project file, it has been determined that there will be no significant environmental effect resulting from this project, provided that mitigation measures are incorporated into the project. The Negative Declaration has been completed in compliance with CEQA, State and County guidelines and the information contained therein has been reviewed and considered.
2. The establishment, maintenance or operation of the use for which application is made will not, under the circumstances of this particular case, be detrimental to the health, safety, peace, comfort and general welfare of persons residing or working in the neighborhood of such use, nor be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the area. The particular circumstances in this case are:
 - a. The width of the tower is so narrow (24 inches) that visual impacts are minimal;
 - b. Lighting of the tower will insure aircraft safety;

NOW, THEREFORE BE IT RESOLVED that the Sonoma County Board of Zoning Adjustments in regular session assembled this 25th day of January, 1990, hereby adopts the Negative Declaration as being completed in compliance with CEQA State and County Guidelines and certifies that it has reviewed and considered the information contained therein, and hereby grants the Use Permit requested subject to the attached conditions in Exhibit "A".

THE FOREGOING RESOLUTION was introduced by Commissioner _____, who moved its adoption, seconded by Commissioner _____, and adopted on roll call by the following vote:

Commissioner
Commissioner
Commissioner
Commissioner
Commissioner

AYES:

NOES:

ABSENT:

ABSTAIN:

WHEREUPON, the Chairman declared the above and foregoing resolution duly adopted; and

SO ORDERED.

EXHIBIT "C"

BZA Resolution No.

January 25, 1989

DRAFT

UP 89-785/Fuller Jeffery Broadcasting
Planner: Sigrid Swedenborg

RESOLUTION OF THE BOARD OF ZONING ADJUSTMENTS, COUNTY OF
SONOMA, STATE OF CALIFORNIA, EXEMPTING THE PROJECT FROM CEQA
FOR THE PURPOSE OF DENIAL AND DENYING THE USE PERMIT REQUEST
BY FULLER JEFFREY BROADCASTING FOR A 407 FOOT HIGH RADIO
TRANSMITTER TOWER

WHEREAS, the Sonoma County Board of Zoning Adjustments has considered the Use Permit application by Fuller Jeffery Broadcasting requesting a 407 foot high radio transmitter tower on 39 acres located at 2300 Big Ridge Road, Healdsburg, APN 090-090-25 and 111-130-14, zoned A1 (Primary Agriculture), BS, Table 40, Supervisorial District No. 4, and

WHEREAS, in accordance with the provisions of law, the Sonoma County Board of Zoning Adjustments did conduct a public hearing on January 25, 1990, on said application at which time all interested persons were given an opportunity to be heard thereon, and

WHEREAS, said Board does make the following specific findings relative to this particular application:

1. There is no mitigation for the visual impact that the project will have;
2. There are other sites available in the County, including the applicant's existing location, that could have less impact.
3. Until the County adopts siting and design guidelines for transmission towers in accordance with Policy PF-2U, it is premature to approve towers which exceed existing tower heights and continue the trend toward tower dispersal.

NOW, THEREFORE BE IT RESOLVED that the Sonoma County Board of Zoning Adjustments in regular session assembled this 25th day of January, 1990, hereby exempts the project from CEQA for the purpose of denial and denies the Use Permit request by Fuller Jeffery Broadcasting for a 407 foot high radio transmitter tower on 39 acres.

AND BE IT FURTHER RESOLVED that the Sonoma County Board of Zoning Adjustments action shall be final on the 13th day after the date of the resolution unless an appeal is taken.

THE FOREGOING RESOLUTION was introduced by Commissioner _____, who moved its adoption, seconded by Commissioner _____, and adopted on roll call by the following vote:

Commissioner
Commissioner
Commissioner
Commissioner
Commissioner

AYES:

NOES:

ABSENT:

ABSTAIN:

WHEREUPON, the Chairman declared the above and foregoing resolution duly adopted; and

SO ORDERED.

Santa Rosa Press Democrat 1/28/90

Radio tower proposal overwhelmed

KHTT loses Healdsburg site

By ALVARO DELGADO
Staff Writer

Residents of the Dry Creek Valley, ever vigilant over threats to agriculture in their valley, have successfully mobilized against a proposed 407-foot radio tower on Big Ridge Road.

The Sonoma County Board of Zoning Adjustments unanimously rejected the tower Thursday night after speakers said the tower proposed by radio station KHTT would besmirch the Dry Creek Valley west of Healdsburg.

"We're very happy. It was a visual, scenic intrusion on our whole area. It's a fire hazard," said LaVerne Waddington, who presented a petition with opponents' signatures to the zoning board.

Board member Leslie Perry said he voted against allowing a use permit for the tower because it would have been incompatible with the area's agricultural zoning.

Hank Gonzales of Fuller Jeffrey Broadcasting Co., owner of KHTT, said the radio station wanted to move its tower from Geyser Peak to the Dry Creek Valley to better serve the area.

KHTT is a contemporary music station and was formerly KREO radio station.

"We were just trying to do a better job of covering the market, of covering the area," said Gonzales. "It's a democratic process and it works."

The broadcasting company has 10 days to appeal the decision but has yet to decide whether it will do so, said Gonzales.

Waddington said about 75 people showed up to oppose the tower. She said 75 people from Dry Creek Valley and 250 Healdsburg dwellers signed petitions against the project.

Gonzales said plans called for a 2-foot-wide steel tower at an elevation of 1,200 feet on a 39-acre parcel south of West Dry Creek Road.

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PROOF OF SERVICE

I am a citizen of the United States and a resident of the County of Sonoma, California. I am over the age of 18 years and am not a party to the within action. On May 29, 1991, I served the attached PETITION TO DENY by placing a true copy thereof enclosed in a sealed envelope with postage thereon fully prepaid, in the United States Postal Service Office, Santa Rosa Main Branch, Santa Rosa, California, addressed as follows:

Mario Edgar Deas
126 Mill Street
Healdsburg, CA 95448

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Lukas, McGowan, Nace & Guttierrez
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Michael Couzens, Esq.
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Suite 600
2000 M Street, N.W.
Washington D.C. 20036-3374
Attorneys for Deas
Communications, Inc.

I, DONNA M. TILTON certify under penalty of perjury that the foregoing is true and correct.

Executed on May 29, 1991, at Rohnert Park, California.


DONNA M. TILTON